

**APPROVED**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**MIZELL CENTER – 1409 NW 6 STREET**  
**2<sup>ND</sup> FLOOR AUDITORIUM**  
**MONDAY, OCTOBER 18, 2010 – 8:45 A.M.**

**Cumulative Attendance**

<b>Committee Members</b>	<b>Attendance</b>	<b>7/10 through 8/11</b>	
		<b>Present</b>	<b>Absent</b>
Janet Riley, Chair	P	3	0
Jonathan Jordan, Vice Chair	P	3	0
Margie Alexander	P	3	0
Jason Crush	A	1	1
Bradley Deckelbaum	P	1	2
Peter Henn	P	3	0
Brian Poulin	P	2	1
Amanda Spangler	P	1	1
Rebecca Jo Walter	P	2	1
Roosevelt Walters	P	3	0

**Staff**

Susan Batchelder, Liaison, Community Development  
Angelia Basto, Clerk / Typist II, Housing and Community Development  
Gene Groves, Real Estate Officer II  
Barbara Hartmann, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**Roll Call**

Chair Riley called the meeting to order at 8:45 a.m. Roll was taken and it was noted a quorum was present. The Board and Staff members introduced themselves at this time.

**Approval of Minutes – September 20, 2010**

**Motion** made by Mr. Henn, seconded by Ms. Walter, to approve the minutes of the September 20, 2010 meeting. In a voice vote, the **motion** passed unanimously.

**Affordable Housing Strategic Implementation Plan**

- **Dedicated Sources of Funding**

Mr. Henn stated he did not have any new information on this section. He noted that the City Commission is scheduled to address a list of vacant lots among the City's surplus land at their October 19 meeting. The revenue would go into the General Revenue Fund if the land is sold. Mr. Henn pointed out, however, that the land would not be expected to bring its assessed value if sold, and felt the City should consider whether some parcels could be appropriate for affordable housing.

Mr. Henn asked if the list of properties had been considered from an affordable housing perspective. Ms. Batchelder said it had, and noted a property in the northwest improvement district could be suitable. She explained this is the only area of the City in which there is a mechanism to transfer the property and build affordable housing on it.

She added that there are no other suitably large pieces of property except one, which is located behind a transfer station. While this parcel is owned by the City, Ms. Batchelder pointed out that there are "environmental issues" related to this property.

Ms. Spangler asked if the City Commission has considered donating these properties. Ms. Batchelder replied the properties on the list are not likely to be considered for donation, although she noted in the past that the City has donated property to a builder who will sell the developed property to a first-time home buyer. Mr. Henn agreed there are "many ways" to bring these lots into the hands of nonprofit organizations or for-profit affordable housing developers. He characterized the list as "a one-time opportunity."

- **Proximity of New Development**

Mr. Jordan said he had no new information to add.

- **Infill Strategies**

Ms. Alexander said she would attend the upcoming City Commission meeting and address the topic of affordable housing if the public is allowed to speak.

Ms. Batchelder said the parcels are a Conference Agenda Item, and noted that the meeting begins at 1:30 p.m.

Mr. Walters asked what the Committee should say with regard to the list of properties, noting that many of them could be used for infill "all over the City" rather than in the northwest quadrant only. He estimated there were six or seven properties in the northeast and seven in the southwest in addition to the properties in the northwest.

Ms. Alexander stated that her main concern is to let it be known that “people... can’t afford to pay \$1000 a month for rent.” She added that she sees several houses that are not occupied and knows people who cannot find an affordable place to live.

- **Coordination, Building Capacity, and Partnerships**

Mr. Walters and Ms. Walter said they have no new information to add.

Ms. Spangler said there are other organizations that could be interested in partnering with the Committee “if we do [an] educational event.” She suggested the Broward Alliance for Neighborhood Development, the Broward Housing Partnership, or the Florida Redevelopment Association might be interested in partnering with the Committee on any strategies they might develop.

Mr. Henn said the Commission should view the list in terms of its estimated market value if sold as well as in terms of its potential for affordable housing opportunities; if the potential exists, he did not feel the parcel should be sold at market price, but should “get to one of these agencies” or the Housing Authority.

Mr. Walters agreed the City Commission should look at the list in terms of affordable housing opportunities, and suggested that Staff could look into these possibilities and return to the Commission with a report. Mr. Henn said this could take “several months,” and would require consideration of what makes affordable housing, particularly if the City would be forgoing market value on specific lots.

It was the consensus of the Committee that Mr. Henn and Ms. Alexander would speak at the Conference Agenda meeting.

Gene Groves, Real Estate Officer, discussed some of the specific properties included on the list. He noted that not all the properties are vacant, and there are “at least two” that have been improved with structures such as a duplex or triplex. Ms. Batchelder advised that both of these properties were improved with federal funds, which means money from their sale would be returned to the federal government.

Ms. Spangler said ideally, they would not only look at properties to be donated or discounted for affordable housing, but a reserve fund could be created from the revenue from the sold properties to create more affordable housing. She recalled that Sarasota had established a similar trust fund when properties were sold.

Mr. Henn asked if the list the City Commission would see is longer than the one seen by the Committee, and if there could be more opportunities for affordable housing on that list. Mr. Groves said the City Commission will see Exhibits A and

B from the City Auditor's list; the list the Committee reviewed was Exhibit B, which lists properties being considered for sale.

Mr. Henn suggested first consideration should be for parcels the "government needs for government purposes;" the second consideration should be for affordable housing. If a property does not meet either criteria it could then be considered for a general market sale. Mr. Groves said the City Auditor has identified potential properties for government purposes, although he had not looked at the list from an affordable housing perspective.

- **New Programs**

Mr. Deckelbaum said he had not yet completed this report and hoped to present it at the next month's meeting.

- **Report Assignments for New Committee Members**

Chair Riley asked that the three new members consider where they could be of the most help with regard to the reports.

Mr. Poulin explained he works primarily in preservation development, which is "taking existing affordable housing stock and putting it through a new program and preserving it." He works primarily with properties such as Section 8 housing, which have government-subsidized contracts attached to them. This kind of housing addresses the needs of the poorest individuals, while new construction tax credits more often address the needs of working-class families.

Ms. Spangler said she works with a community investment consulting group that works in economic development and affordable housing. She sits on the board of the Broward Alliance for Neighborhood Development (BAND), which is an association of nonprofit affordable housing groups, and is transitioning into the role of Executive Director for the BHP Community Land Trust.

The third new member, Mr. Crush, was not present.

Mr. Henn said rather than assigning Mr. Poulin and Ms. Spangler to specific committees, he would like to see their input on all five issues. They agreed to do this for the next meeting. Mr. Henn asked that the November Agenda reflect this charge.

### **Communications to the City Commission**

Mr. Henn noted that he, Mr. Walters, and Ms. Alexander would speak to the Commission at the Conference Agenda meeting.

### **Other Business**

Ms. Batchelder asked when the Committee's report was due to be presented to the City Commission. Ms. Walter said it was due "before the end of the year." Ms. Batchelder advised that they discuss this at the next meeting, as it can take up to a month to include an item on the City Commission's agenda.

Mr. Henn felt it was "better to do it right than do it quick" and the Committee should continue past the end of the year. He noted that the City Commission was "in no rush." Ms. Walter agreed they could go "another month or two" after the end of the year, and suggested they inform the City Commission that the report is being finalized at the end of the year.

### **Good of the Order**

Ms. Batchelder asked if both Exhibits A and B are available to Committee members. Mr. Groves said he could send these via email. Mr. Henn said the list to be discussed on October 19 is available on the City Commission portion of the City's website.

### **Adjournment**

There being no further business to come before the Committee at this time, the meeting was adjourned at 9:38 p.m.

[Minutes prepared by K. McGuire, Prototype, Inc.]